



R  
&L

135 Boxley Drive

West Bridgford | NG2 7GN | Offers In Excess Of £300,000

ROYSTON  
& LUND



- \*\*\*OFFERS IN EXCESS OF £300,000\*\*\*
- Garage & Private Driveway
- Wheelchair Accessibility & Removable Ramp (if wanted)
- Close To Numerous Amenities
- EPC Rating - D
- NO UPWARD CHAIN
- Two Bedrooms, One Bathroom
- Ample Size Garden Area
- Big Plot To Extend On
- Council Tax Rating - C







\*\*\*OFFERS IN EXCESS OF £300,000\*\*\*

NO CHAIN

Situated in the desirable area of West Bridgford, this detached bungalow offers a delightful blend of comfort and convenience.

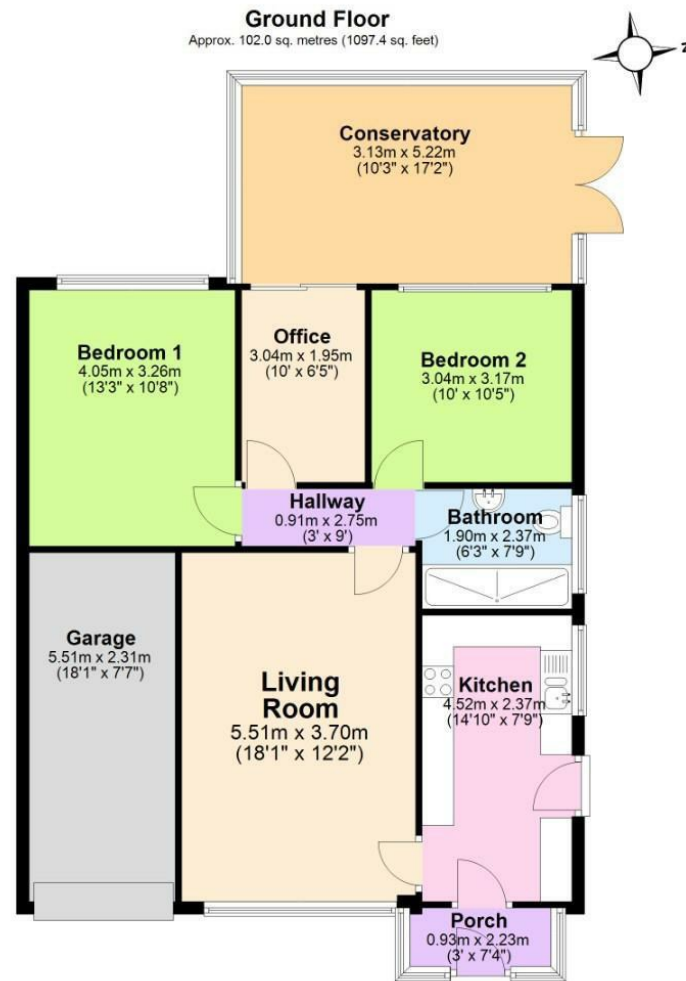
Kindly Note: The wheelchair ramp can be removed, if required, at the seller's expense.

As you enter through the porch, you are met with the kitchen and adjacent living room area, providing a welcoming and bright atmosphere for both relaxation and entertaining. Passing through the living room, we come to the hallway, acting as the centre point of the house. Here, we have a bedroom either side, a bathroom that provides assistance with those less-able and a office space that is access to a sizable conservatory space, inviting natural light and offering a serene space to enjoy a large garden with potential. This bungalow is thoughtfully designed with disabled access, ensuring that it is both practical and accommodating for all.

Located in a sought-after neighbourhood, this property is well-positioned to take advantage of local amenities, schools, and parks, making it an ideal choice for small families or those looking to downsize without compromising on space or quality of life.

In summary, this delightful bungalow on Boxley Drive presents a wonderful opportunity for anyone seeking a comfortable home with generous outdoor space in a vibrant community. Don't miss the chance to make this pleasant property your own.





Total area: approx. 102.0 sq. metres (1097.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**